

Acacia Road, Skellow Doncaster



welcome to

Acacia Road, Skellow Doncaster

Situated on a generous corner plot in the popular location of Skellow is this four bedroom semi-detached family home. The property benefits from an open plan kitchen diner, an attractive lounge, off road parking and open field views to the rear.













Entrance Hall

With a front facing exterior door, stairs which rise to the first floor landing, karndean flooring, useful storage and a central heating radiator.

Kitchen Diner

21' x 10' 11" (6.40m x 3.33m)

Kitchen Area

With two side facing double glazed windows and a rear facing sealed unit door providing access to the rear garden. Fitted with an extensive range of complimentary wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a range of integrated appliances including a four ring gas hob with a cooker hood above, an electric oven and grill, plumbing for a washing machine and space for a dishwaher and fridge-freezer. There is a wall mounted central heating boiler, larder, karndean flooring and useful storage units. The kitchen is open plan to the dining area.

Dining Area

There is karndean flooring, a feature multi fuel log burning stove as the focal point of the room and a rear facing double glazed window. The dining area is open plan to the lounge.

Lounge

13' 5" x 9' 11" ($4.09m \times 3.02m$) With a front facing double glazed bay window, a central heating radiator and karndean flooring.

First Floor Landing

With a front facing double glazed window and further stairs which rise to the fourth bedroom.

Bedroom One

11' x 10' max ($3.35m \times 3.05m max$) With a front facing double glazed window and a central heating radiator.

Bedroom Two

10' 11" x 9' 11" max (3.33m x 3.02m max) With a rear facing double glazed window and a central heating radiator.

Bedroom Three

10' 10" x 9' 1" max (3.30m x 2.77m max) With a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin on a vanity unit with mixer tap and a P-shaped bath with shower. There is wall to floor tiling and a side facing obscure double glazed window.

Bedroom Four

20' x 10' 6" (6.10m x 3.20m) With two rear facing double glazed skylight windows, two central heating radiators and built-in storage.

Outside

Situated on a generous corner plot. To the front of the property there is a gravelled gated driveway providing ample off road parking and a lawned garden with mature trees and shrubs to the borders. A side gate provides additional access to the rear garden where there is a lawned garden with patio and open woodland views to the rear.





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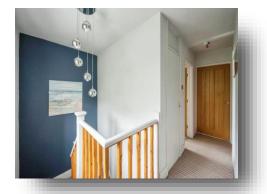
Acacia Road, Skellow Doncaster

- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- IDEAL FOR AN EXTENDED OR GROWING FAMILY
- OPEN FIELD VIEWS TO THE REAR
- SPACIOUS KITCHEN DINER
- BAY FRONTED LOUNGE

Tenure: Freehold EPC Rating: Awaited

offers in the region of

£200,000





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Property Ref: DCR122541 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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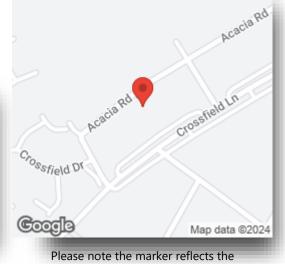


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postcode not the actual property